5615712/2022
10/3/22

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands- Scheme of allotment of land in unauthorized occupation of Unobjectionable Govt. land by way of dwelling units in the State of Andhra Pradesh - Orders – Issued.

REVENUE (LANDS.I) DEPARTMENT

G.O.Ms.No.225 **Dt.23/08/2021.**

Read the following:

From the Special CS & Chief Commissioner of Land Administration, A.P., Lr.No.LP.I/232/2021, Dt.01.08.2021.

&&&

ORDER:

In the letter read above, the CCLA & Spl.CS, A.P. have stated that the Government have issued the scheme for regularization of un-objectionable encroachment in Government lands by way of dwelling units in the State of A.P. from time to time. The time given in the latest G.O.Ms.No.463 (Rev. Assign-I) Department, dated 6.11.2019 for regularization of unobjectionable encroachment in Government lands is lapsed by 5.3.2020. Several public representatives and public are requesting for extension of time for submission of applications for regularization of encroachments in unobjectionable Government lands.

2. The CCLA & Spl. CS, A.P. has sent a proposal on the "Scheme of allotment of land in unauthorized occupation of unobjectionable Government land by way of dwelling units" and requested to take necessary further action in the matter.

3. After careful examination in the matter in furtherance of the BSO 21 & 26, hereby order to introduce fresh scheme of allotment of land in unauthorized occupation of unobjectionable Govt. land by way of dwelling units in the State of Andhra Pradesh with following rates.

Extent in Sq. Yards	Cost of allotment
Upto 75	75% of the basic value of the land. Provided, if the family belongs to Category-I and qualify six step validation intending to get D Form patta on free of cost, she shall be issued D Form patta;
Upto 150	75% of basic value of the land
150+ to 300	100% of basic value of the land

4. The cut-of date for occupation in Unobjectionable Government land by way of structure shall be on or before 15-10-2019.

5. The Guidelines formulated for the scheme are given in the Annexure enclosed to this order.

(PTO.,)

6. The Spl.C.S. & Chief Commissioner of Land Administration, A.P. and the District Collectors shall take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

NEERABH KUMAR PRASAD
SPECIAL CHIEF SECRETARY TO GOVERNMENT(FAC)

To
The Special Chief Secretary & Chief Commissioner of Land Administration, A.P., Vijayawada.
All the District Collectors.
Copy to:
All the Departments in Secretariat.
The Registration & Stamps Department, A.P., Vijayawada.
PS to Prl. Secretary to Chief Minister.
OSD to Hon'ble Deputy Chief Minister (Revenue).
PS to Chief Secretary.
P.S. to Special C.S., Revenue (Stamps, Registration & CT) Department.
PS to Prl. Secy. to Government, MA & UD Department.
PS to Secretary to Government, Revenue (Land, Endowments, DM) Department.
All Assignment & Registration Sections in Revenue Department.
Sf/Sc

//FORWARDED:BY ORDER//

SECTION OFFICER

//TRUE COPY//

Section Officer
Revenue Department
A.P. Secretariat, Velagapudi,
AMARAVATI - 522 237.

ANNEXURE

(to G.O.Ms.No.225, Revenue (Lands.I) Department, dated.23.08.2021)

SCHEME OF ALLOTMENT OF LAND IN UNAUTHORISED OCCUPATION OF UNOBJECTIONABLE GOVERNMENT LAND BY WAY OF DWELLING UNITS IN THE STATE OF ANDHRA PRADESH

1. Nomenclature

This Scheme may be called "Scheme of allotment of land in unauthorized occupation of unobjectionable Government land by way of dwelling units in the State of Andhra Pradesh".

2. Date of coming in to operation

The Scheme shall come into operation with immediate effect, from the date of issue of orders.

3. Cut-off date for occupation

The cut-off date for unauthorized occupation of unobjectionable Government land by way of dwelling units shall be on or before 15-10-2019.

4. Allotment of land on unauthorized occupation of unobjectionable Government land.

Allotment shall be considered only in unobjectionable Government lands. No allotment shall be considered in respect of the following cases:-

a. Sites affected under the alignment of Master Plan/ Zonal Development Plan/ Road Development Plan.

b. Constructions which have come up in open spaces of approved layouts.

c. Constructions made on alignment of Water bodies, Grave Yards, Foreshore or FTL areas of drinking water tanks/ Irrigation tanks and treatment areas.

d. Areas earmarked for treatment plants, Green belts, bufer zone etc.

e. Sites falling under MFL of rivers.

f. Sites required for public purpose.

g. Sites adjacent to National Highways, State Highways and Major District roads which may be needed for road widening purposes.

h. Lands, which are in the opinion of the Committee or Collector are highly valuable and cannot be considered for transfer of Rights.

i. Public foot paths.

j. Any other objectionable Government lands.

5. Definition of "Family"

The "family" shall include a person, his/her spouse, minor children, minor brothers and minor sisters dependent on him.

6. Eligibility criteria for the family

1. Unauthorized occupation of unobjectionable Government land by way of dwelling units only shall be considered. The dwelling unit shall be RCC Roof/Asbestos Roof with Brick Walls.

2. Vacant lands or vacant lands with thatched huts with a motive to establish the occupation shall not be considered.

3. The beneficiary family or any member of the family shall not have an own House/House Site anywhere in the State of Andhra Pradesh (other than the House for which she is seeking for allotment orders under this scheme).

4. The Beneficiary family or any member of the family shall not have been covered in any previous Housing Scheme of the State/Central Government.

5. Only the woman member of the family shall be eligible for allotment.

6. The beneficiary shall possess a valid Aadhaar Card. Aadhaar details of the beneficiary family shall be collected only with the consent of beneficiary.

7. Category of eligible family:

The eligible family shall be categorized as follows:

Category-I Family:

Any family which falls under the following criteria:

Rural areas:

- Families having income upto Rs.10000/- per month i.e., Rs.1.20 lakh per year from all sources of income.
- Families having agriculture land not exceeding 10 Acres dry or 3 Acres wet or total land dry and wet together not exceeding 10 acres.
- Family should not have any member as Government employee. However, does not apply to contract employees.
- Families should not have any member as Income Tax assessee.

- Family should not own motorized four wheelers. However, households having Taxies, Auto and Tractors used for agriculture purpose are exempted.
- Families living in rented house with monthly electricity consumption of less than 300 units of residential category.

Note: Any family which is in unauthorized occupation of unobjectionable Government land exceeding 75 Sq. Yards shall automatically fall in Category-II.

Urban areas:

- Families having income upto Rs.12000/- per month i.e., Rs.1.44 lakh per year from all sources of income.
- Family should not have any member as Government employee. However, does not apply to contract employees.
- Families should not have any member as Income Tax assessee.
- Family should not own motorized four wheelers. However, households having Taxies, Auto and Tractors used for agriculture purpose are exempted.
- Families living in rented house with monthly electricity consumption of less than 300 units of residential category.
- In both rural and urban, the beneficiaries shall be qualified through six step validation process.

Note: Any family which is in unauthorized occupation of unobjectionable Government land exceeding 75 Sq. Yards shall automatically fall in Category-II.

Category II Family:

All other eligible family which do not fall under Category-I belong to Category-II family.

8. Maximum area for consideration

The maximum area for allotment of land on un-authorized occupation of unobjectionable Government land by way of dwelling units shall be upto 300 Sq.Yards.

9. Only once in a lifetime

If anyone gets his/her allotment orders under the scheme, such beneficiaries shall not be eligible for any allotment of house site, even if they sell their allotted dwelling unit.

10. Cost of the allotment

The following values are proposed for allotment of land on unauthorized occupation of unobjectionable Government land by way of dwelling units in Rural and Urban areas in the entire State of Andhra Pradesh.

Standard Rates:

Extent in Sq. Yards	Cost of allotment
Upto 75	75% of the basic value of the land. Provided, if the family belongs to Category-I and qualify six step validation intending to get D Form patta on free of cost, she shall be issued D Form patta;
Upto 150	75% of basic value of the land
150+ to 300	100% of basic value of the land

Note:

1. The present Basic Value of the land as on the date of issue of G.O. and as notified by the Registration & Stamps Department following the procedure prescribed in AP Revision of Market Value Guidelines Rules, 1998 as amended from time to time shall be applicable.
2. Where no basic value of the land is notified, the Collector would take necessary action to fix the basic value of the land as per the prescribed procedure in the Revision of Market Value Guidelines Rules, 1998 as amended from time to time.
3. For the full extent under occupation, the applicable rate shall be applied. There shall be no telescopic calculation.

11. Mode of Payment an Registration:

i.The amount shall be payable to the Government through Challan, directly through the CFMS system and receipt obtained. The entire amount shall be paid within two months from the date of receipt of approval. Only after completion of payment of cost, the Officer authorized shall issue allotment orders for to eligible beneficiary as per the prescribed procedure specified in this order.

ii In case, if the beneficiary who is considered for allotment order after paying the value of the land, intends to get the allotment order registered at his cost, the same is to be permitted to be registered.

iii. If payment is not made within two months, necessary action to remove the unauthorized occupation shall be taken as per law.

iv. If any family is in un-authorized occupation of unobjectionable Government land and does not apply under this Scheme or in occupation in excess of the maximum limit, necessary action shall be taken to remove the unauthorized occupation as per law.

12. Proof of Identity of a Person

Aadhaar Card shall be accepted as proof of Identity of a person. In case the applicants not having Aadhaar Card, it is desirable that all necessary process be under taken for issue of Aadhaar Card as per prescribed procedures. However, if the application has been received in the Enrolment Centers and the Aadhaar Card is to be received, any other document which may prove the Identity may be accepted as proof of Identity for the interim period. The final assignment orders should be issued only after receipt of the Aadhaar Card and entry of all details of the Aadhaar Card.

13. Proof of unauthorized occupation

The following documents may be accepted as proof of occupation

a) Registered document

b) Property Tax receipt

c) Electricity bill receipt

d) Water bill receipt

e) Any other proof to establish occupation/ possession over the land.

14. Conduct of survey of unauthorized occupation of land on unobjectionable Government land.

i. Special Drive shall be taken up for survey of unauthorized occupation of unobjectionable Government lands in the Ward/Village Secretariat areas by the concerned Tahsildar with the assistance of the Village Secretariat and Ward Secretariat.

ii. After survey of the unobjectionable occupations, the lists shall be displayed in the concerned VS/WS.

iii. Objections against the list of unobjectionable occupations can be filed in VS/WS before the Tahsildar, who shall examine the same and dispose as per law.

iv. Tahsildar should prepare a final list of unobjectionable occupations.

15 Filing of Application

a. The application by the beneficiary must be filed upto31st December, 2021 at the Village Secretariat/ Ward Secretariat in the proforma to be prescribed by the Chief Commissioner of Land Administration.

b. Each application will be given computer generated receipt. The applicant must obtain the receipt of the application at the time of the application itself.

c. If no application is filed within the stipulated period, necessary action to remove the occupation shall be taken as per law by the Tahsildar and Revenue authorities.

16. Processing of Applications

a. All applications received in Village Secretariat/Ward Secretariat shall be enquired by the VRO and others as stipulated and report shall be forwarded to the concerned Tahsildar as per prescribed procedure and checklist.

b. The Tahsildar shall conduct a detailed inspection in respect of each application and make recommendation to the concerned RDO/ Sub-Collector for placing before the Sub-Division Level approval Committee for taking a decision on the eligibility of the applicant. The District Collector/CCLA may prescribe suitable Check List.

c. After the decision of the concerned Sub-Division Level approval Committee, the Sub Collector/RDO shall issue necessary proceedings as per minutes of the Committee.

d. Thereafter, the Tahsildar shall take all necessary further action including ensuring payment of amount before issue of orders for allotment of land on unauthorized occupation of unobjectionable Government land. Allotment of land on unauthorized occupation of unobjectionable Government land may be issued as per Rules and prescribed procedure, in the name of woman member of a family.

e. Provided, if the beneficiary who is considered for allotment order after paying the value of the land, desires to get the allotment order registered at his cost, the same is to be permitted to be registered.

17. Approval Committee

A Sub-Division Level Approval Committee (SDLAC) shall be constituted with the following Officers to consider the application:

1. Sub-Collector/R.D.O -- Chairman

2. Town Planning Officer/MPDO –Member (applicable to Town/Rural)

3. Tahsildar/ Municipal Commissioner concerned (urban area) concerned -- Member-Convener

The Committee shall take a decision within 30 days.

18. Appeal

Any one aggrieved by the orders of SDLAC may file appeal before the Joint Collector (RB &R) of the District within (30) days from the date of receipt of order. The decision of Joint Collector shall be final.

19. Supervision

The District Collectors and Joint Collectors (RB & R) shall monitor the implementation of the above Scheme of allotment of land on unauthorized occupation of unobjectionable Government land and develop a strong IT system for monitoring the same.

20. Allotment Conditions

On receipt of proceedings of the Sub-Division Level Approval Committee (SDLAC), the Tahsildar shall take necessary action to issue allotment order to allot land on unauthorized occupation of unobjectionable Government land as per the Rules. In case, the beneficiary is willing to pay the registration charges, the Tahsildar shall get the allotment order registered in favour of the allottee at her cost. The Tahsildar shall also communicate the orders of allotment of land to the Sub - Registrar/District Registrar concerned for their record.

NEERABH KUMAR PRASAD
SPECIAL CHIEF SECRETARY TO GOVERNMENT(FAC)